



344 Streatham High Road, London, SW16 6HH

Double fronted shop formerly trading as an estate agent to let

020 8681 2000

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specialist advice on all property matters

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£21,500 per annum exclusive Leasehold

LOCATION: - The property is situated fronting Streatham High Road between Streatham station and Gleneagle Road in a highly prominent position. The property benefits from vast quantities of passing vehicular traffic as Streatham High Road is a busy thoroughfare and bus route and much of the vehicular traffic is forced to slow or stop due to the traffic lights nearby. There is a good deal of pedestrian flow generated by the station, nearby traders and recently opened Aldi and Marks and Spencer stores. The property is opposite and offset from a large Sports Direct store and there are numerous other specialist retailers and service providers in the vicinity. There are short-term parking bays available in Gleneagle Road and unrestricted car parking in nearby side roads which encourages trade to the vicinity.

DESCRIPTION: - The property comprises a good size ground floor double fronted shop with central entrance door, originally operating as a Class A2 estate agents, and can be considered for a number of similar and related retail trades.

It is in excellent condition with laminated wood flooring, painted neutral coloured walls, spotlighting and is fully alarmed. There is a small kitchenette and toilet.

ACCOMMODATION: -

Net Frontage	8.54m	(28ft)
Shop Depth	7.92m	(26ft)
Net Sales Area	67.63m ²	(728ft ²)
Kitchenette/WC	7.6m ²	(81.8ft ²)

TENURE: - The property is offered by way of a new lease, the length to be negotiated.

USE/PLANNING: - We understand the property currently falls within Class A2 (professional services) of the current Use Classes Order and is considered suitable for a variety of trades.

RENT/PRICE: - An initial rent of £21,500 per annum exclusive is being sought.

BUSINESS RATES: - The property has a ratable value of £14,250. Interested parties should contact the local authority to confirm the rates PAYABLE.

www.tax.service.gov.uk/business-rates-find/search

EPC RATING: - The EPC has been commissioned and will be confirmed once received.

VAT: - All rental and capital figures quoted within these details are exclusive of V.A.T. unless otherwise stated.

VIEWINGS: - Viewings by prior arrangement – please telephone 0208 681 2000.

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Viewings by prior arrangement - call our team for more information

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